

TO BE  
REFURBISHED



## Modern Detached Warehouse / Industrial Unit 26,323 sq ft (2,445.5 sq m) **TO LET**

- Generous yard up to 65m
- Core M1 industrial location
- 7.5m clear internal eaves
- 500 KVA power
- 3 dock level loading doors
- 2 storey office accommodation
- Excellent car parking provision

ADJACENT TO NEW  
DISTRIBUTION CENTRES:



# BEDFORD

# wilstead industrial park

WIXAMS ■ BEDFORD ■ MK45 3PD

## WILSTEAD INDUSTRIAL PARK

is a secure gated 28 acre site which provides a variety of industrial and warehouse accommodation from starter units to corporate headquarters. Units range from 2,000 sq ft (185.8 sq m) to 83,000 sq ft (7,711 sq m) within an attractive landscaped environment.

## ACCOMMODATION (GIA)

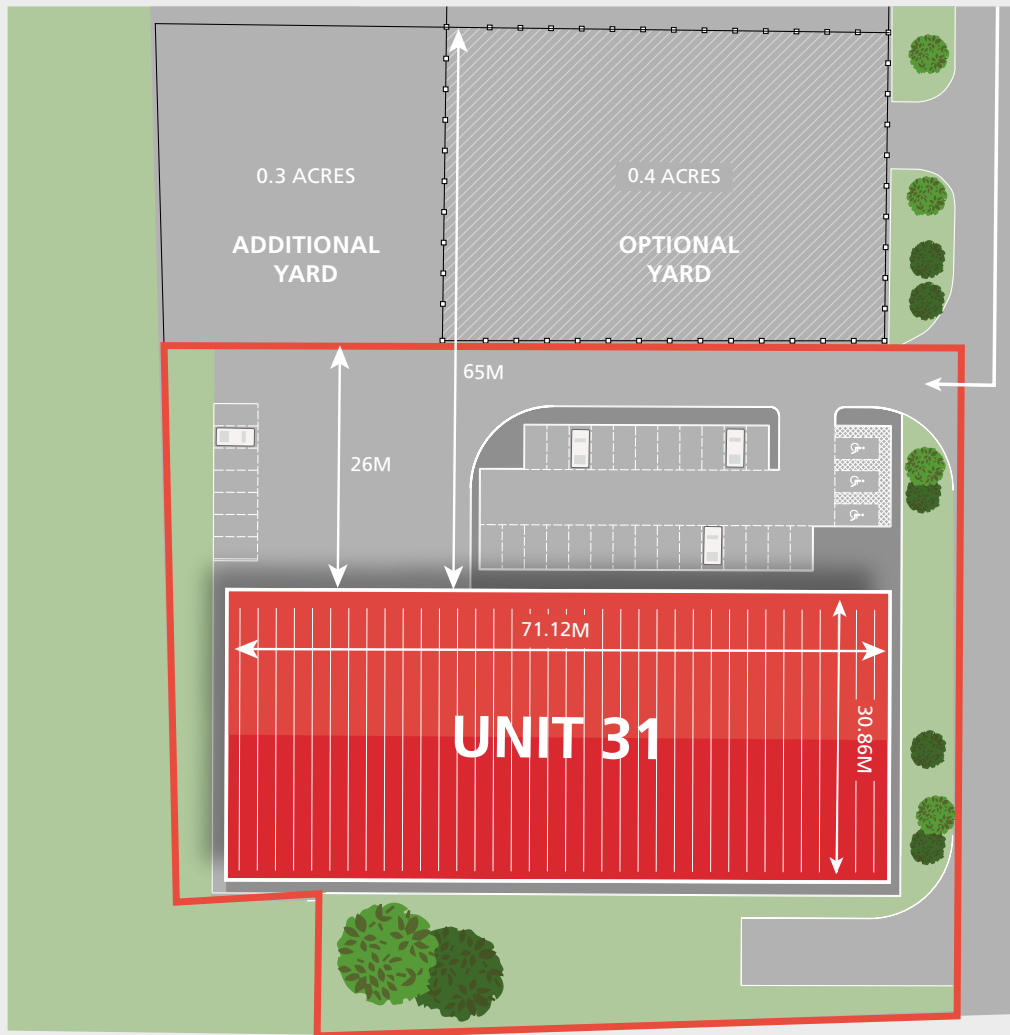
UNIT 31	SQ FT	SQ M
Warehouse	20,898	1,941.5
Ground Floor Office	2,710	251.8
First Floor Offices	2,715	252.2
<b>Total</b>	<b>26,323</b>	<b>2,445.5</b>

Unit currently contains a cold store which could be retained or disposed of.



# BEDFORD





PLANNING FOR  
B1, B2 & B8 USE



7.5M EAVES  
HEIGHT



2 STOREY OFFICE  
ACCOMMODATION



SECURE  
GATED ESTATE



3 DOCK LEVEL  
LOADING DOORS



36 CAR  
PARKING SPACES



500KVA  
POWER



INCLUDES ADDITIONAL YARD  
OF 0.3 ACRES WITH FURTHER  
OPTION OF 0.4 ACRES

# wilstead industrial park

WIXAMS ■ BEDFORD ■ MK45 3PD

CANMOOR

## COMMUNICATIONS



### MOTORWAYS

A6	0.5 miles
A421	1.5 miles
M1 J13	10 miles
A1	11 miles
M25	32 miles



### TOWNS/CITIES

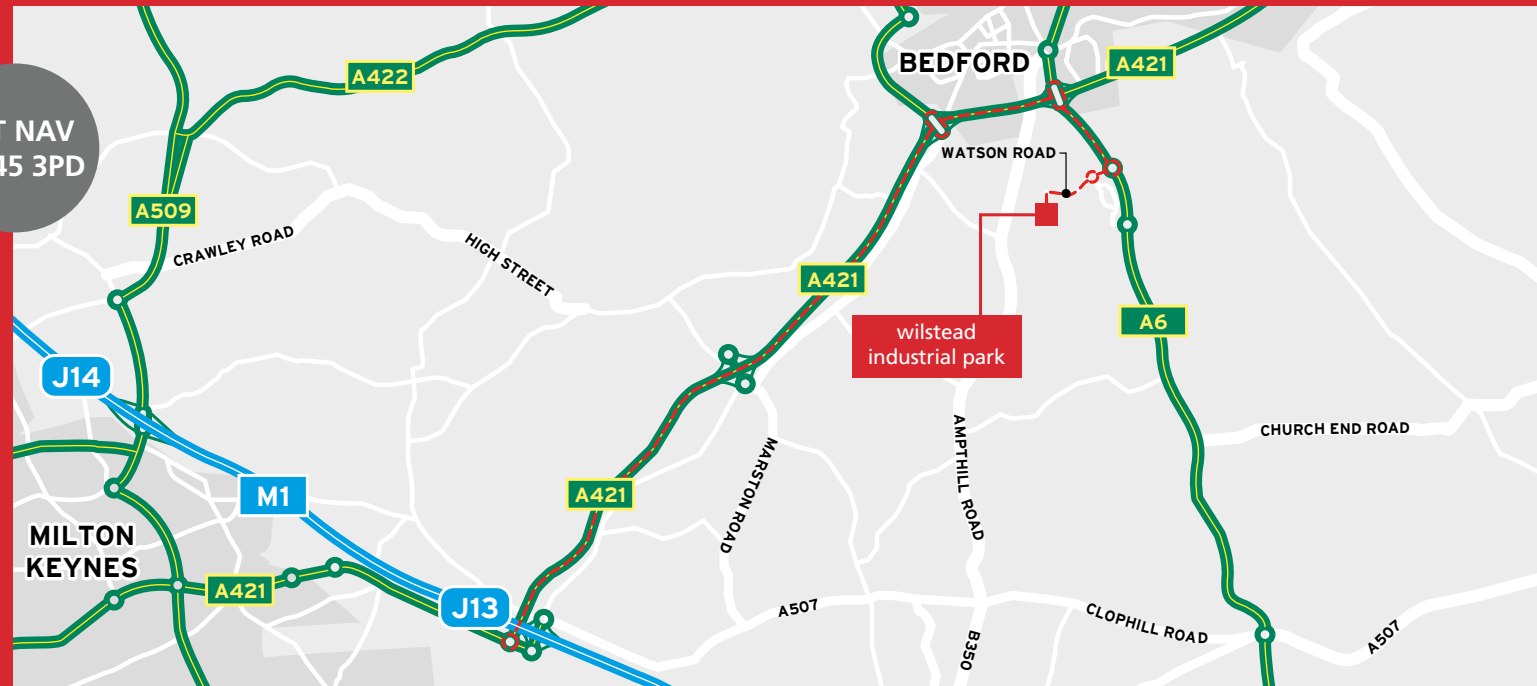
Bedford	3.5 miles
Luton	16 miles
Milton Keynes	15 miles
London	50 miles

## LOCATION

Wilstead Industrial Park sits in an excellent location off the A6 trunk road, approximately 1 mile south of the A421 Bedford Southern Bypass, along the A6, providing

very fast dual carriageway access to M1 J13 (10 miles) and the A1 (11 miles) at the Black Cat roundabout.

SAT NAV  
MK45 3PD



## FURTHER INFORMATION

For further information please contact the sole agent.

## EPC

Available on request

**Brown&Lee**  
**01908 340933**  
**brownandlee.com**

**Richard Last**

richard.last@brownandlee.com

07921 166595